MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, November 18, 2010, 1:30 p.m., DSC Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Tim Francis, Jim Johnson, Berwyn Jones, Jim McKee, Greg Munn and Bob Ripley; (Cathy Beecham absent). Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Bob Ripley called the meeting to order and acknowledged the posting of the Open Meetings Act in the back of the room.

Ripley then requested a motion approving the minutes for the regular meeting held September 16, 2010. Motion for approval made by Johnson, seconded by Jones and carried 5-0: Francis, Johnson, Jones, McKee and Ripley voting 'yes'; Munn absent at time of vote; Beecham absent.

APPLICATION BY JOHN TURNER AND ELIZABETH STERNS FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 3832 ORCHARD STREET IN THE EAST CAMPUS NEIGHBORHOOD LANDMARK DISTRICT

PUBLIC HEARING: November 18, 2010

Members present: Francis, Johnson, Jones, McKee, Munn and Ripley; Beecham absent.

Ed Zimmer stated that Scott Sullivan and Elizabeth Sterns were before this commission last month. This is to add a two-story, subsidiary wing. There is still some design going on that is not completed yet.

APPLICATION BY SCOTT SULLIVAN FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 6106 HAVELOCK AVENUE IN THE HAVELOCK AVENUE LANDMARK DISTRICT

PUBLIC HEARING: November 18, 2010

Members present: Francis, Johnson, Jones, McKee, Munn and Ripley; Beecham absent.

No new information to present.
APPLICATION BY BRYAN/LGH FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK (RE-ROOFING) AT THE FORMER SOPHY TEETERS NURSES’ HOME, 1650 LAKE STREET, ON THE BRYAN/LGH WEST CAMPUS, A DESIGNATED LANDMARK
PUBLIC HEARING: November 18, 2010

Members present: Francis, Johnson, Jones, McKee, Munn and Ripley; Beecham absent.

Zimmer stated that Bryan LGH is in need of a decision on their re-roofing project. He noted that in the past, this building was at risk of being torn down. The roofing project would cost $60,000 for shingles versus $200,000 for slate. From the main west facade, you can’t see the roof, except from a few distant points. Pieces of the roof have fallen off that give the applicant concern.

Jones noted that the price of slate is several times the prices of asphalt.

**ACTION:**

Francis moved approval of re-roofing with asphalt shingles, seconded by Johnson and carried 6-0: Francis, Johnson, Jones, McKee, Munn and Ripley voting ‘yes’; Beecham absent.

APPLICATION BY KEN HIATT FOR A CERTIFICATE OF APPROPRIATENESS TO RELOCATE A HOUSE FROM 926 SOUTH STREET TO 904 E STREET, THE LATTER LOCATION BEING IN THE EVERETT LANDMARK DISTRICT
PUBLIC HEARING: November 18, 2010

Members present: Francis, Johnson, Jones, McKee, Munn and Ripley; Beecham absent.

Zimmer stated that this is a request to place a moved house in the Everett District on a partial lot at 9th and “E” St. The house they would like to move is a bungalow from South St. He believes the placement is reasonable and the house is very compatible with the neighborhood. They would like to do a cast foundation and asked about using a faux brick pattern. Zimmer suggested a smooth finish, with plantings.

**ACTION:**

Francis moved approval of the house relocation, seconded by Johnson and carried 6-0: Francis, Johnson, Jones, McKee, Munn and Ripley voting ‘yes’; Beecham absent.
APPLICATION BY LINCOLN URBAN DEVELOPMENT FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT HAYMARKET PARKING GARAGE IN THE HAYMARKET LANDMARK DISTRICT, 840-850 Q STREET
PUBLIC HEARING: November 18, 2010

Members present: Francis, Johnson, Jones, McKee, Munn and Ripley; Beecham absent.

Zimmer explained that Urban Development is not ready for a sign on the Haymarket Parking Garage yet.

APPLICATION BY GARRY MARTIN FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 1548 S STREET, THE PHI KAPPA PSI FRATERNITY HOUSE, A DESIGNATED LANDMARK
PUBLIC HEARING: November 18, 2010

Members present: Francis, Johnson, Jones, McKee, Munn and Ripley; Beecham absent.

No new information to present.

APPLICATION BY BAJA SALON FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 6213 HAVELOCK AVENUE IN THE HAVELOCK AVENUE LANDMARK DISTRICT
PUBLIC HEARING: November 18, 2010

Members present: Francis, Johnson, Jones, McKee, Munn and Ripley; Beecham absent.

No new information to present.

NOMINATION OF WOODSSHIRE HISTORIC RESIDENTIAL DISTRICT TO NATIONAL REGISTER OF HISTORIC PLACES
PUBLIC HEARING: November 18, 2010

Members present: Francis, Johnson, Jones, McKee, Munn and Ripley; Beecham absent.

Zimmer stated that this is a National Register Nomination that would go to the State Board in January, 2011. The neighborhood never had a consensus to come forward with a nomination until now. The neighborhood is very supportive of this application. There was no 20th Street signified on the plat at the time it was created. Zimmer presented a Power Point on the neighborhood and its development over the years. He has distributed the draft nomination but will continue to make improvements for submission to the Historical Society in December. He will seek the Mayor’s endorsement with the commissions’ recommendation.
ACTION:

McKee moved approval of the nomination, seconded by Munn and carried 6-0: Francis, Johnson, Jones, McKee, Munn and Ripley voting ‘yes’; Beecham absent.

Staff Report/Misc.

Zimmer stated that Craig Smith asked to update the Commission on the Tool House project (8th & Q in Haymarket), especially on the residential portion above the Tool House.

Craig Smith appeared. He has discussed a couple of changes with Zimmer. Before, the entrance to the east building (former Star Van Line) was around the corner and inside the space. A restaurant is interested in the space and they requested an exit door be located in a different spot, at the west end of the south facade. Another change is a stairway that came up at an angle. Harry Kroos from Public Works Sidewalk Dept. was consulted. They also talked to LES about a transformer mounted on the 8th Street side, tucked back in the corner. The garage door was revised to be smaller and there is a separate door for entrance to the lofts. He feels it might be viable to build the top two floors on the new addition if the bids allow. They are looking at 700-800 sq. ft. micro lofts on the top floors.

McKee questioned if by some chance the top two floors were not built now, could they be built at a later time? Smith replied that yes, they could be built later.

Ripley noted that it appears the door on the building has changed and asked Smith to please clarify. Smith replied the door is strictly to the lower floor. They have a couple of people that are interested in leasing. Their signage would be on the side of the door.

Smith further stated that the restaurant space would like a gas fireplace outside, on the dock between the Tool House and the Star Van Line buildings.

Ripley questioned the restaurant entrance. Smith replied that the restaurant will not be connected to the hotel whatsoever. It’s all completely separate. Even the shops on 8th St. won’t be connected.

Zimmer believes that the adjustments on the ground floor are minor and within the concepts already approved. This is not on the agenda for hearing. Smith wanted to update the Commissioners. The rooftop addition needs to come back for hearing since it has evolved a bit. He believes the ground floor changes are minor.

Smith would like to hear any input on the upper floor changes.
Munn wondered what the upper floor materials will be. Smith is looking at modular, cast and a stucco product, GFRC. He is just now working with the architects. He would like it to look as close as possible to limestone.

Munn inquired if Smith considered one canopy over all the business instead of separate ones. Smith replied there are mullions on the building and it seemed a logical location for the awnings to him.

Ripley rather likes the appearance of the lofts behind. It almost gives the illusion there is a building standing behind. He thinks the position is very good. He hopes they can be done.

Ripley personally sees very little that he believes has an impact on the building that was originally approved. Jones agreed.

Smith is hoping in the next month or so to be putting up a block wall. All the brick was saved from the buildings that have come down. It will be used if they need any brick.

Munn stated there used to be more of a decorative cornice. Smith stated that they have been talking about repointing all of the existing brick. Zimmer provided an image of the building as originally designed.

Smith would like the Commission to be thinking about some of the signage so he can give some direction to the renters.

Ripley wondered about painted signs. Zimmer stated it is somewhat unusual to have painted signs on the main facades, but this building did at one point. He would not encourage that.

Ripley wouldn’t encourage destroying any existing painted signs. Perhaps they can be capped over and somewhat preserved.

Smith stated that the restaurant is interested in a blade sign on the corner. Zimmer stated that the commission has in the past interpreted a corner blade sign as more of a building sign. If they are the main tenants, it might be done. He would encourage the tenant to be cautious and persuasive if that is what they really want. Smith will try to direct them towards signage in the loading dock area.

Smith thought they would try to handle the signage on 8\textsuperscript{th} St. as hanging vertical blade signs and maybe signs on the handrail.

**Discussion**

Ripley wondered when Piedmont will be eligible for a historic district. Zimmerman thinks it is eligible now. He believes it would be easily eligible. He has most of it in survey already.

There being no further business, the meeting was adjourned at 2:50 p.m.